082.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	682,700 / 682,700
					USE VALUE:	682,700 / 682,700
					ASSESSED:	682,700 / 682,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC KENNA DAVID & JUDITH A
Owner 2:	
Owner 3:	
Street 1:	77 SUNSET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1838 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4071.000	302,600	600	379,500	682,700
Total Card	0.093	302,600	600	379,500	682,700
Total Parcel	0.093	302,600	600	379,500	682,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.36 | /Parcel: 371.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

50839

GIS Ref

GIS Ref

Insp Date

09/15/18

!6643!

PREVIOUS ASSESSMENT

Parcel ID: 082.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	302,600	600	4,071.	379,500	682,700		Year end	12/23/2021
2021	101	FV	294,200	600	4,071.	379,500	674,300		Year End Roll	12/10/2020
2020	101	FV	294,200	600	4,071.	379,500	674,300	674,300	Year End Roll	12/18/2019
2019	101	FV	251,800	700	4,071.	374,100	626,600	626,600	Year End Roll	1/3/2019
2018	101	FV	251,300	0	4,071.	287,300	538,600	538,600	Year End Roll	12/20/2017
2017	101	FV	251,300	0	4,071.	271,100	522,400	522,400	Year End Roll	1/3/2017
2016	101	FV	251,300	0	4,071.	249,400	500,700	500,700	Year End	1/4/2016
2015	101	FV	238,000	0	4,071.	233,100	471,100	471,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:15:28

LAST REV

Date	Time
11/17/21	09:57:24
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6643

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	873-47		3/22/1976		31,500	No	No	N	

USER DEFINED

Prior Id # 1:	50839
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2016	866	Redo Kit	14,000					
1/15/2010	24	Redo Bat	3,000					REPLACE BATH FIXTU

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	336	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	277	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4071		Sq. Ft.	Site		0	70.	1.33	6									379,492						379,500	

Total AC/HA:	0.09346	Total SF/SM:	4071	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	379,492	Spl Credit		Total:	379,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	81645
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371713
Depreciation:	69139
Depreciated Total:	302575

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

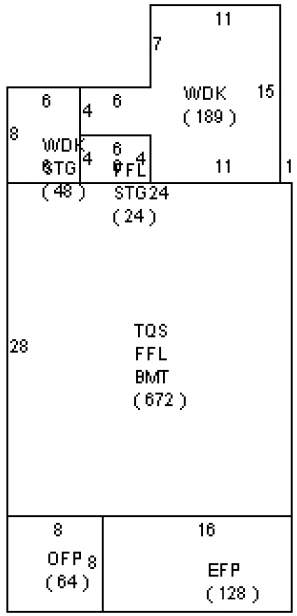
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.23
Special Features:	0	Val/Su Net:	127.52
Final Total:	302600	Val/Su SzAd	252.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	696	182.230	126,833
BMT	Basement	672	88.430	59,424
TQS	3/4 Story	504	182.230	91,845
WDK	Deck	237	10.220	2,422
EFP	Enclos Porch	128	48.490	6,207
STG	Storage	72	8.780	632
OFP	Open Porch	64	42.280	2,706

	Net Sketched Area:	2,373	Total:	290,069	
Size Ad	1200	Gross Area	2541	FinArea	1838

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

082.0-0002-0018.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	2000	4.48	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600